

PLANNING AND ZONING COMMISSION
Thursday, January 9, 2014
7:00P.M. – COUNCIL CHAMBERS

Members Present: Chairman Turnroth, Don Koehler, Chuck Koehler, Alderman Mark Vandersnick, Terry Wolf, Debi Burke, Tony Sosi, Sandy Henrekin – RFCDC, Mayor William Wescott, Robbin Blackert – City Administrator, Mark Searing – Building Inspector and Sylvia Frey.

Members Absent: Matt Lillpop,

Public Attendance: David Blanton

Roll Call was made. Quorum was met and official business could be conducted.

First Item of Business – PUBLIC HEARING – Zoning Text Amendment – Chapter 16 (Planning Commission Reference). Chairman Turnroth asked for a motion to enter into Public Hearing. A motion was made by Don Koehler, seconded by Debi Burke to enter into Public Hearing. Public Hearing was opened at 5:33pm.

Chairman Turnroth asked Sylvia Frey for publication notice (city-wide publication only) compliance. Sylvia stated publication notice was published December 18, 2013 and is in compliance. No mailings were made as this was a city-wide notice to all residents/business owners throughout the City of Rock Falls.

Chairman Turnroth asked Mark Searing to speak on behalf of this amendment. Mark stated this request came from City Attorney; whereas, clarifying the Plan Commission and Zoning Board of Appeals as one and the same body within the City of Rock Falls for all future references.

Chairman Turnroth asked the members if they had any questions for Mark. No questions were given.

Chairman Turnroth asked if there were any objectors and if objectors would present their questions to the petitioner. There were no objectors.

Chairman Turnroth asked if there were any rebuttals to the petitioner. No rebuttals were noted.

Chairman Turnroth asked if there were any rebuttals to the objector. No rebuttals were noted.

Discussion was held among the members and a motion was made accordingly.

A motion was made by Debi Burke, seconded by Alderman Vandersnick to recommend the approval of the zoning text amendment as presented in Ordinance 2013-2136 (Planning Commission Reference). Roll Call – Vote Tally:

Chairman Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Debi Burke (yes), Alderman Vandersnick (yes), Terry Wolf (yes), Tony Sosi (yes). Motion carried - 7 (yes).

A motion was made by Don Koehler, seconded by Alderman Vandersnick to close the public hearing. Motion carried. Public Hearing was closed at 5:36pm

Next Item of Business – Discussion/Review – MU-1 Rezoning (W 2nd St/First Avenue): Mark Searing stated the city's riverfront property was rezoned to MU-1 back in 2013 and this is a continuation of this rezoning encompassing B-2 zoned businesses along West 2nd Street (to 8th Ave) and First Avenue (to Dixon Ave). Sandy Henrekin expressed her concern that the riverfront covenants would be taken into consideration for this rezoning as it pertains to future developments and city's control of same into this area. Robbin and Mark reassured members that future developments in this area would be limited within the MU-1 zoning and the covenants would be considered.

Chairman Turnroth expressed his discontent with the MU-1 Zoning reference to signs as it pertains to the banning of billboards and off premises signs along this area. He stated his business will be negatively impacted by this elimination as his financial status depends on being able to sell outdoor advertising to his clients. It was stated that existing billboards will be considered 'grandfathered' in at this time. Chairman Turnroth mentioned he had lost the billboard by the Shell gas station on First Avenue due to owner's building expansion. He's concerned about future development along the riverfront by CGH Medical building and building complex on Dixon Avenue across from DeKalb Feeds and once new development is established that he would lose those billboard locations as well.

Discussion was held among the members regarding the Chairman's concern and members asked Chairman Turnroth if he had any suggestions on how to remedy his concerns. Chairman Turnroth stated the following: in

MU-1 ordinance Sec. 16-211 – Permitted accessory uses (j) Signs – REMOVE: (but not including billboards/off-premises signs) and Sec. 16-216 – Signs – REMOVE: except that billboards and off-premises signs are prohibited. Chairman Turnroth asked Mark Searing if the city's sign ordinance would be able to be enforced with these changes. Mark stated the city's sign ordinance doesn't address billboards/off-premise signs directly.

A motion was made by Alderman Vandersnick, seconded by Terry Wolf to recommend changing the MU-1 zoning ordinance to reflect Chairman Turnroth's concerns as follows: Sec. 16-211 – Permitted accessory uses (j) Signs – REMOVE: (but not including billboards/off-premises signs) and Sec. 16-216 – Signs – REMOVE: except that billboards and off-premises signs are prohibited. Vote Tally: Chairman Turnroth (yes), Chuck Koehler (yes), don Koehler (yes), Debi Burke (yes), Alderman Vandersnick (yes), Terry Wolf (yes), and Tony Sosi (no). Motion carried – 6(yes) 1(no).

Next Item of Business – Approval of previous month's minutes – (12/12/13) Chairman Turnroth asked for the members' approval of minutes for 12/12/13. A motion was made by Don Koehler, seconded by Tony Sosi to approve these minutes. Motion carried - 7 (yes).

With no further discussion, a motion was made by Alderman Mark Vandersnick, seconded by Don Koehler to adjourn meeting. Motion carried. Next meeting is February 13, 2014 at 5:30pm which will be a Public Hearing.. The meeting was adjourned at 6:14pm.

Respectfully submitted,

Chairman Rick Turnroth